

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Residential Use Zone to Manufacturing use zone in Sy.No.497/A to E (Part) of Gowdavelli Village, Medchal Mandal, Ranga Reddy District to an extent of Ac.1-24 Gts - Confirmation of Draft variation - Notification - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT**

**G.O.MS.No. 144**

**Dated: 31/10/2015**

**Read the following:-**

1. From the MC, HMDA, Hyderabad, Letter No.100674/MP1/Plg/HMDA/2014, dated 31.10.2014.
2. From the Commissioner of Industries, Hyderabad Lr.No.29/1/2014/4549, Dated:23.04.2014.
3. Govt. Letter No.4101/I1/2014-2, M.A. & U.D. (I1) Dept., Dated:03.01.2015.
4. From the MC, HMDA, Hyderabad, Letter No.100674/MP1/Plg/HMDA/2014, dated 23.01.2015.
5. Govt.Memo.No.4101/I1/2014-3, MA & UD (I1) Department, Dated:06.02.2015.
6. From the MC, HMDA, Hyderabad, Letter No. 100674/MP1/Plg/HMDA/2014, dated 08.04.2015.
7. Govt. Letter No.4101/I1/2014-4, M.A. & U.D. (I1) Dept., Dated:15.04.2015.
8. From the MC, HMDA, Hyderabad, Letter No. 100674/MP1/Plg/HMDA/2014, dated 14.08.2015.

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**ORDER:**

The draft variation to the land use envisaged in the Notified Master Plan for erstwhile HUDA area for Mechal zone segment issued in Government Memo 5<sup>th</sup> read above, was published in the extraordinary issue of the Telangana Gazette No.58, Part-I, dated 09.02.2015. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.4,13,486/- (Rupees four lakhs thirteen thousand four hundred and eighty six only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of the Telangana Gazette Dated: **03.11.2015**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use notified in Master Plan for erstwhile HUDA area for Medchal zone segment vide G.O.Ms.No.288, M.A. & U.D. Department, Dated:03.04.2008, as required by sub-section (3) of the said section.

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**VARIATION**

The site situated in Sy.Nos.497 A to E (Part) of Gowdavelli Village, Medchal Mandal, Ranga Reddy District to an extent of Ac.1-24 Gts, which is presently earmarked for Residential use zone as per the Master Plan for erstwhile HUDA area for Medchal zone segment, which was notified vide G.O.Ms.No.288, MA & UD Department, dt:03.04.2008 is designated as Manufacturing use zone to set up a Manufacturing unit for cutting and bailing of M.S. Scrap only (Non-Polluting industry), subject to the following conditions:

- (a) The applicant shall provide 3.0 Mtrs Green Buffer towards Residential zone in order to segregate Residential zone to Industrial zone.
- (b) The applicant shall take prior permission from HMDA before undertaking any developments on the site.
- (c) The applicant shall comply the conditions laid down in the G.O.Ms.No.168 & G.O.Ms.No.288.
- (d) The applicant is the whole responsible for any discrepancy occurs in ownership.
- (e) The widening of existing 33' road to 40'-0" wide must be developed at the time of building permission.
- (f) The applicant has to fulfill any other conditions as may be imposed by the competent Authority.
- (g) All the rules & regulations notified by Ministry of Environment & Forests, Government of India shall be followed.
- (h) The applicant shall made provisions for erection of Transformer & Garbage chat within the premises.
- (i) Rain water harvesting structures shall be established on the plant site.
- (j) A minimum 1.0 Mtrs wide continuous green thick planting strip in the periphery within the setback shall be developed.
- (k) In case of expansion or any change in manufacturing process a fresh application shall be submitted.

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- (l) The applicant shall develop the roads at free of cost as and when required by the local body.
- (m) The CLU shall not be used as the proof of any title of the land.

**SCHEDULE OF BOUNDARIES**

- NORTH : 33'-0" wide BT surface road  
(existing road shall be widened to 40'-0" wide at the time of building permission).
- SOUTH : Neighbour's vacant lands in Sy.No.497(P) of Gowdavelli Village.
- EAST : Neighbour's vacant lands in Sy.Nos.497 & 498 of Gowdavelli Village.
- WEST : Neighbour's vacant land in Sy.No.497 of Gowdavelli Village & Sy.No.448 of Dundigal Village.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.G. GOPAL  
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery &  
Stores Purchase, Hyderabad.  
The Metropolitan Commissioner, Hyderabad  
Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner, Hyderabad  
Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector, Ranga Reddy District.  
Sf /Sc.

**// FORWARDED : : BY ORDER //**

**SECTION OFFICER**